

THE DEPARTMENT of COMMUNITY DEVELOPMENT
City Hall, Lynchburg, VA 24504 434.455.3900

To: Planning Commission
From: Planning Division
Date: August 23, 2006
RE: PUBLIC STREET DEDICATION REQUEST—EXTENSION OF BRADLEY DRIVE

I. APPLICANT

Property Owner: Land Group, II, P. O. Box 1197, Lynchburg, VA 24505-1197
Representative: Russell E. Nixon, Nixon Land Surveying, LLC, 1063C Airport Road, Lynchburg, VA 24502

II. LOCATION

The subject property is a proposed new lot containing 1.826 acres located at the end of Bradley Drive, off Mayflower Drive in the First Lynchburg Industrial Park. This would leave a residue tract containing 14.313 acres.

III. PURPOSE

The purpose of the request is to dedicate 0.161 acre for right-of-way for the proposed public street extension of Bradley Drive, an existing public street off Mayflower Drive.

IV. SUMMARY

- Request agrees with the Subdivision Ordinance requirements for dedicating public rights-of-way in an existing I-3 Heavy Industrial District.
- Request agrees with the Zoning Ordinance requirements for rights-of-way dedications.

The Planning Division recommends approval of the public street dedication request.

V. FINDINGS OF FACT

1. **Background.** Russell E. Nixon, Nixon Land Surveying, LLC, is requesting to dedicate 0.161 acre for right-of-way for the proposed public street extension of Bradley Drive, an existing public street off Mayflower Drive. The proposed street would extend Bradley Drive, with sixty (60) feet of right-of-way in a southeasterly direction for approximately 117 feet to its terminus at property owned by Land Group II.
2. **Zoning.** The subject property is zoned I-3, Heavy Industrial District.
3. **Waivers.** No waivers from the Subdivision Ordinance will be needed for the street extension request.
4. **Proposed Use of Property.** The new street extension will serve proposed New Parcel G for Carolina North, LLC.
5. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed a preliminary plat entitled “Parcel ‘G’ Containing 1.826 Acres Property of Land Group II” on August 1, 2006. The TRC had the following comments of significance to the consideration of the street extension dedication:
 - “Plat approval is conditional based on status of the road-water-sewer plans and their construction.”

- “Why does the new Bradley Drive right-of-way shift 4.70 feet to the north (Berkley-Howell & Associates had submitted a plat of correction for this on December 18, 2005 which was never finalized.)”

Mary Jane Russell, Director of Economic Development, explained that the shift in the Bradley Drive right-of-way occurred because of a mistake either in the subdivision plat or the road-water-sewer plans by Berkley-Howell, Inc. Berkley-Howell, Inc. submitted a Plat of Correction; however, this meant negotiating with LynTool after the City had delayed the construction of Bradley Drive past LynTool's construction completion. She said basically this portion of the street (in front of LynTool) is not built in the center of the right-of-way. She would like to see if there is a better curve adjustment or alignment adjustment that could be made, and there are meetings scheduled to discuss this.

VI. PLANNING DIVISION RECOMMENDED MOTION

Based on the proceeding findings of fact, the Planning Commission recommends to City Council approval of the dedication of the public street extension of “Bradley Drive” to be constructed in substantial compliance with the “Plat Showing Subdivision of Parcel ‘G’ Containing 1.826 Acres Property of Land Group II,” by Nixon Land Surveying, LLC, dated August 12, 2006. The dedication of the extension of Bradley Drive and its acceptance as a public street is contingent on Land Group, II filing a properly executed subdivision plat to be recorded among the land records in the Office of the Clerk of the Circuit Court; the filing of approved street and utility plans and the necessary construction bonds with the City; and the construction of the street in accordance with City standards. The failure to fully comply with these conditions shall render the City's acceptance of the extension of Bradley Drive as a public street null and void.

This matter is hereby offered for your consideration.

William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Mr. R. Douglas Dejarnette, Fire Marshal
Mr. J. Lee Newland, Director of Engineering
Lt. Danny R. Marks, Lynchburg Police Department Field Operations Bureau
Capt. Todd Swisher, Lynchburg Police Department North Division
Capt. H. W. Duff, Jr. Lynchburg Police Department East Division
Capt. Al Thomas, Lynchburg Police Department South Division
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Mr. Keith Wright, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Ms. Annette M. Chenault, Planner II
Ms. Nicole Gilkeson, Community Development Planner
Mr. Russell E. Nixon, Representative

VII. ATTACHMENTS

1. Plat Showing Subdivision of Parcel “G” Containing 1.826 Acres Property of Land Group, II by Nixon Land Surveying, LLC., dated August 12, 2006